

CAPITAL Development BOARD

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

April 12, 2016 10:30 a.m.

Video-Conference between:

James R. Thompson Center 100 West Randolph Street, Suite 14-600 Chicago, Illinois

Illinois Dept. of Transportation 1102 East Port Plaza Collinsville, Illinois

Robert Oxtoby Board Room Wm. G. Stratton Office Building 401 S. Spring St., 3rd Floor

Springfield, Illinois

Jodi Golden, Executive Director

BOARD MEMBERS:

James Reilly, Chairman
William A. Lowry, Sr., Vice Chairman
Glyn Ramage
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney



CAPITAL DEVELOPMENT BOARD

April 12, 2016, 10:30 a.m. **Video-Conference** between the following three locations:

1102 East Port Plaza

100 Suite	es R. Thompson Center West Randolph Street 14-600 ago, Illinois	Robert Oxtoby Board Room 3 rd Floor Stratton Building 401 S. Spring Street Springfield, Illinois	IDOT Office 1102 East Port Plaz Collinsville, Illinois
1. 2. 3.	CALL TO ORDER Roll Call of Members Confirmation of a Quorum		
4. 5. 6. 7.		016 Minutes 016 Executive Session Minutes	1-3
8. 9.	BOARD ACTION Modification at Illinois Veter Staff Recommendations for	ran's Home - Quincy Architect/Engineer Selections	4-12 13-15
10.	INFORMATION ITEM Director's Architect/Enginee	er Selection – Emergency Project.	16-17
11.	EXECUTIVE SESSION Semi-Annual Review of Clo	osed-Session Minutes (5 ILCS 120)/2(c)(21))

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for March 8, 2016 Board Meeting

The March 8, 2016 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

<u>Chicago</u>

Jim Reilly, Chairman William Lowry, Sr. Steve Orlando Miles Beatty, III Pam McDonough Jack Carney

Others present:

Chicago

Karla Springer, CDB Ron Wright, CDB Amy Romano, CDB Jodi Golden, CDB Mike Wilson, CDB Andrea Bauer, CDB Jesse Martinez, CDB Tom Buchheit, BRIC Dreena Jones, CDB Andres Padua, CDB Stewart Munoz

Springfield

Candy Murphy, CDB James Cockrell, CDB Sherri Sullivan, CDB Steve Halm, CDB Don Broughton, CDB Heidi Hildebrand, CDB Margaret van Diik, CPO Gus Behnke, CDB Gwen Diehl, IDVA Rich Meyer, CDB Paula Sorensen, CDB Marcy Joerger, CDB Lauren Noil, CDB Van Austin, CPO Gerry Burlingham, CPO Lisa Mattingly, CDB Kathryn Martin, CDB Jaclyn O'Day, CDB Victor Morales, CDB

The meeting was called to order at 11:05 a.m.

Chief Legal Counsel Amy Romano swore in newly appointed board member Jack Carney before the Board.

Candy Murphy took roll call. For the record, Chairman Reilly and members Miles Beatty, Pam McDonough, William Lowry, Steve Orlando and Jack Carney were present at the Chicago meeting site.

Mr. Orlando moved and Ms. McDonough seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lowry moved and Mr. Beatty seconded a motion to approve the minutes of the February 9, 2016 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Chairman Reilly presented a board resolution and plaque to Stewart Munoz for his 12 years of service as a Board Member for the Capital Development Board and to the State of Illinois. Ms. McDonough moved and Mr. Beatty seconded a motion to approve the resolution. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Change Order to the Board. Mr. Wright introduced Mr. Tom Buchheit with BRiC Partnership who gave an overview on the emergency project at the Illinois Veteran's Home in Quincy.

Change Order – Illinois Veteran's Home - Quincy

Emergency Upgrade Domestic Water System

Quincy, Adams County, Illinois

CDB Project No. 040-010-105

A/E: BRiC Partnership, LLC

Change Order for Doyle Plbg & Htg \$598,192.75

Mr. Beatty moved and Ms. McDonough seconded a motion to approve the change Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Change Order to the Board:

Change Order 41c- Lincoln's Challenge Academy

Capital Improvements

Rantoul, Champaign County, Illinois

CDB Project No. 546-282-003

A/E: Ratio Architects, Inc.

Change Order for River City Construction \$74,165.85

Mr. Beatty moved and Ms. McDonough seconded a motion to approve the Change

Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright updated the Board on the following informational change order:

CDB Project No. 040-080-001 Phase 2 Construct 200-Bed Veterans Home Chicago, Cook County, Illinois Change Order No. G-5 for \$94,256.11

Ms. McDonough moved and Mr. Lowry seconded a motion to move to Executive Session for the purpose of discussing pending litigation. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened at 11:38 a.m. One item of business was discussed.

Mr. Orlando moved and Mr. Beatty seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened at 11:57 a.m.

Mr. Lowry moved and Mr. Beatty seconded a motion to approve pending litigation as discussed in executive session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Ms. McDonough moved and Mr. Orlando seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11.59 a.m.

Executive Summary for Board Level Modification

CDB Project No.

040-010-105

Project Description:

Emergency Upgrade Domestic Water

Project Location:

Illinois Veterans' Home - Quincy Quincy, Adams County, Illinois

Project History:

The Illinois Veterans' Home in Quincy (IVHQ) provides long term skilled nursing care to approximately 400 residents (veterans and their spouses) and employs over 500 direct care and support staff. On August 23, 2015, IVHQ experienced its third confirmed case of Legionella, constituting an outbreak. To date there have been twelve deaths and fifty-four ill residents and employees at the Home. A level one emergency was declared to provide immediate upgrades at IVHQ to alleviate the outbreak of Legionella, to further protect against the hazard to public health and safety, and to prevent or minimize serious disruption in critical State services. The A/E, BRiC Partnership, LLC (Bric) and Contractor, Doyle Plumbing and Heating Company (Doyle), were selected and issued the emergency notice of award/authorization to proceed on October 1, 2015 and October 6, 2015, respectively.

The goal of the project is to the eliminate the threat of Legionella through building isolation, chemical treatment, increasing the domestic hot water temperature (Illinois Department of Public Health goal of providing 160 degree Fahrenheit water) and modifying piping configurations.

The scope of work in the original contract included upgrades to the domestic hot water system in order to achieve the IDPH mandated 160 degree Fahrenheit water at each point of use on campus in order to aid in elimination of the Legionella bacteria in the plumbing system. CDB, in conjunction with DVA and IDPH elected to "decentralize" the hot water system by adding water heaters to each building and eliminating the campus hot water loop. At the time of execution of the Professional Services Agreement (PSA), existing campus conditions were unknown. The A/E provided an estimate for the decentralization in their contract but did not have enough information to determine the extent of the work or an appropriate budget line.

The PSA is comprised of a not-to-exceed additional service that is billed and processed through validation of time per task (breakdown of hours). The contract also includes reimbursable expenses for observation, testing, and per diem. There are no basic services in the PSA. The A/E has encountered numerous undiscovered conditions resulting from inconsistent chemical feeding, aged infrastructure, and discovery of plumbing systems that differ from the available record drawings. The issues have been extensive and the A/E could not have anticipated the amount of billable hours spent on design and project administration at the time of PSA execution.

Requested Action:

We are requesting approval of Modification No. 2 in the amount of \$214,040.00 for additional services and adjustments of reimbursables in order to complete the project. The final design of the decentralization of the domestic hot water system and the unforeseen conditions that include relocating the temporary chemical injection feed station below the water tower; and investigating, locating, re-routing, removing, and abating of unidentified/misidentified plumbing systems and fixtures within buildings and throughout the campus (associated with dead leg plumbing) were the contributing factors to the underestimate of the original PSA.

State of Illinois

Capital Development Board

Request for Board Approval of Modification to

Professional Services Agreement

Project Number:

040-010-105

Using Agency:

IDVA/IEPA

Contract Number: Modification No.:

16020210

2

Project Description:

Emergency Upgrade Domestic Water System - Illinois Veterans'

Home-Quincy

Total Project Budget: Unobligated Funds:

4,820,000 730,803.95

Project Manager:

Chris MacGibbon

Regional Manager:

James Cockrell

Project Status:

Construction

Architect-Engineer:

BRiC Partnership, LLC

PURPOSE OF THIS AGREEMENT:

The scope includes an increase in additional services, and an increase and re-adjustment of reimbursables due to undiscovered conditions on campus. Primarily, the components of the decentralization of the domestic hot water system have contributed to insufficient funds under the additional services budget to complete the project. Decentralization has required significant survey, design, administration, and supervision for site gas distribution, asbestos abatement, and circulation loops and ventilation required by the installation of the water heaters that was not included in the original contract. Secondarily, there is a higher than anticipated complexity for the dead leg remediation, shower mixing valves, maintenance of the temporary treatment stations, flushing protocol, pipe corrosion, and controls for the chemical treatment facility. Reimbursables have also been added for the required fire flow test due to the water main changes, and Environmental Engineer Services for the remediation of an underground storage tank located at the new chemical treatment building.

A modification proceed order was executed on January 28, 2016 to allow the work associated with the asbestos abatement portion of this modification to continue without delay. The associated costs with that proceed order are incorporated into this modification.

SUBJECT AGREEMENT AMENDED AS FOLLOWS:

AGREEMENT SUMMARY	· P	Total Obligation Per Original Agreement		Total Obligation Prior to this Modification		Total Amount of this Modification		Total Agreement Obligation Including this Modification	
1. Basic Services	\$	0.00	\$	0.00	\$		\$		
2. Additional Services	\$	377,564.00	\$	377,564.00	\$	148,040.00	\$. 525,604.00	
3. CAF	\$	11,300.00	\$	11,300.00	\$	4,400.00	\$	15,700.00	
4. On-Site Observations	\$	18,720.00	\$	18,720.00	\$		\$	18,720.00	
5. Printing	\$	2,500.00	\$	2,500.00	\$	4000.00	\$	6,500.00	
6. ACBM Bulk Samples	\$	500.00	\$	500.00	\$	250.00	\$	750.00	
7. Lodging	\$	3,250.00	\$	7,250.00	\$	-3,554.00	\$	3,696.00	
8. Meals	\$	3,000.00	\$	3,000.00	\$	3,554.00	\$	6,55400	
9. PCM Air Sampling	\$	450.00	\$	450.00	\$	7,130.00	\$, 7,580.00	
10. APM/ASP	\$	3,240.00	\$	3,240.00	\$	39,320.00	\$	42,560.00	
11. Survey Utility Locations	\$	21,000.00	\$	21,000.00	\$	•	\$	21,000.00	
12. Water Tank Inspection	\$	3,785.00	\$	3,785.00	\$		\$	3,785.00	
13. Environmental Engineer	\$		\$		\$	5,900.00	\$	5,900.00	
14. Flow Test	\$		\$		\$	5,000.00	\$	5,000.00	
TOTALS	\$	445,309.00	\$	449,309.00	\$	214,040.00	\$	663,349.00	

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: 2
Project Number: 040-010-105

Date: March 24, 2016

Firm Name, Address BRiC Partnership, LLC 427 E Monroe St., #300 Springfield, IL 62701 Project Information
Emergency Upgrade Domestic Water System
Quincy Veterans' Home - Adams County
Quincy, Adams County, Illinois

This Modification Increases the Full Service Agreement by 48%

Scope/Purpose of this agreement modification: The scope includes an increase in additional services, and an increase and re-adjustment of reimbursables due to undiscovered conditions on campus. Primarily, the components of the decentralization of the domestic hot water system have contributed to insufficient funds under the additional services budget to complete the project. Decentralization has required significant survey, design, administration, and supervision for site gas distribution, asbestos abatement, and circulation loops and ventilation required by the installation of the water heaters that was not included in the original contract. Secondarily, there is a higher than anticipated complexity for the dead leg remediation, shower mixing valves, maintenance of the temporary treatment stations, flushing protocol, pipe corrosion, and controls for the chemical treatment facility. Reimbursables have also been added for the required fire flow test due to the water main changes, and Environmental Engineeer Services for the remediation of an underground storage tank located at the new chemical treatment building.

A modification proceed order was executed on January 22, 2016 to allow the work associated with the asbestos abatement portion of this modification to continue without delay. The associated costs with that proceed order are incorporated into this modification.

Subject agreement amended as follows: Replace Appendix A - M1 with Appendix A - M2

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Additional Services	\$377,564.00	\$.00	\$377,564.00	\$148,040.00	\$525,604.00
Const. Administration Fee, CAF	\$11,300.00	\$.00	\$11,300.00	\$4,400.00	\$15,700.00
On-Site Representative Reim	\$18,720.00	\$.00	\$18,720.00	\$.00	\$18,720.00
Print Bid Documents in excess	\$2,500.00	\$.00	\$2,500.00	\$4,000.00	\$6,500.00
ACBM Bulk Samples	\$500.00	\$.00	\$500.00	\$250.00	\$750.00
APM/ASP	\$3,240.00	\$.00	\$3,240.00	\$39,320.00	\$42,560.00
Environmental Engineer	\$.00	\$.00	\$.00	\$5,900.00	\$5,900.00
Flow Analysis	\$.00	\$.00	\$.00	\$5,000.00	\$5,000.00
Lodging	\$3,250.00	\$4,000.00	\$7,250.00	-\$3,554.00	\$3,696.00
Meals	\$3,000.00	\$.00	\$3,000.00	\$3,554.00	\$6,554.00
PCM Air Sampling	\$450.00	\$.00	\$450.00	\$7,130.00	\$7,580.00
Survey Utility Locations	\$21,000.00	\$.00	\$21,000.00	\$.00	\$21,000.00
Water Tank Inspection	\$3,785.00	\$.00	\$3,785.00	\$.00	\$3,785.00
TOTALS	\$445,309.00	\$4,000.00	\$449,309.00	\$214,040.00	\$663,349.00

Prepared by:			Ву:		
	Todd DeJaynes	Date		Using Agency approval	Date
AE Firm name:	BRiC Partnership, LLC				
Ву:			Reviewed:		
•	AE's Authorizing Representative	Date	 -	Contract Executive	Date
Print AE name, Title:	. · · · · · · · · · · · · · · · · · · ·				, •
Approved by:			By:		
	Regional Manager	Date	<u> </u>	Fiscal	Date
Approved by:			Final CDB authorization	•	
1	Legal	Date	Print name/title		Date

March 21, 2016



Mr. Chris MacGibbon
Project Manager
Capital Development Board
Third Floor, William G. Stratton Building
401 South Spring Street
Springfield, IL 62706-4050

RE: Proposal for Professional Engineering Services
Modification for Asbestos Abatement Services
Emergency Upgrade Domestic Water System
Illinois Department of Veterans' Affairs
Quincy Veterans' Home, Adams County
CDB Project Number 040-010-105

Dear Chris,

Thank you for the opportunity to present a proposal for a modification to our contract to adjust the contract amount for asbestos abatement related professional services and to adjust contact amounts for various reimbursable expense items. This modification, if enacted, will be Modification No. 2.

BASIS FOR MODIFICATION

A. Professional Services for Asbestos Abatement

The reason for our request for adjustment is that the sum of expenses for APM/ASP services, PCM Analysis, and Asbestos PLM Analysis equate to an expense beyond the amount we included in our November 17, 2015 proposal to the CDB. I previously addressed the events which led to this circumstance in a Statement of Work Prior to Contract document I prepared to support the Proceed Order – Emergency Project issued by the CDB, dated January 22, 2016.

Prior to February 3, 2016, our asbestos professional, Reliable Environmental Solutions, Inc. (RES) was carrying out duties in conformance with IDPH rules and regulations. We are in receipt of an email correspondence from Glen Garner of the Illinois Department of Public Health (IDPH) dated January 27, 2016 in which Mr. Garner identifies an acceptable protocol to reduce time and expense moving beyond February 2, 2016. Mr. Garner proposed the following protocol:

- Follow the Illinois Department of Public Health's (IDPH) General Abatement Requirements for Commercial and Public Buildings (CPB) as required in Subpart D of the 77 Illinois Administrative Code Section 855.
- Eliminate mini containments for glovebag removal when asbestos pipe insulation is in good condition.
- Eliminate six (6) hour & twelve (12) settling periods and 2nd cleans inside containments. Conduct clearance air monitoring when all surfaces inside the contained area are dry.
- Eliminate daily air monitoring in excess of the OSHA daily air monitoring requirements.
 [Prepping (2) IWA, (1) OWA; Removal (1) IWA, (1) OWA, (1) at each Negative Air Exhaust; 2nd
 Clean (1) IWA, (1) OWA, (1) at each Negative Air Exhaust].

100 E. Washington St., Suite 220 Belleville, IL 62220 Phone: 618-277-5200 Fax: 618-277-5227 www:bricpartnership.com



- Take the minimum number of clearance air monitoring samples for CPB abatement requirements instead of following the AHERA/IDPH clearance air monitoring requirements for a school. [Two (2) PCM samples for containments up to 1,000 sq. ft. instead of Five (5) PCM samples for all containments]
- Conduct gross removal inside full containments for larger removal areas when possible. [Two (2) water lines can be removed from inside the same containments]
- Construct and utilize three (3) chamber worker decontamination units instead of five (5) chamber worker decontamination units.
- Eliminate fulltime asbestos project manager (APM) and air sampling professional (ASP) over site. Have APM/ASP conduct visual inspection and clearance air monitoring of the contained areas as required by Section 855.220.
- Contract an ASP, proficient by the American Industrial Hygiene Association's (AIHA) Asbestos
 Analyst Registry (AAR), that can analyze the phase contrast microscopy (PCM) clearance air
 monitoring samples on site (outside of the laboratory).
- Add additional asbestos workers to the project. [Five (5) asbestos workers working on 1/26/15]
- Ensure all moveable objects, which would not require pre-cleaning, are removed and replaced from the work area by the building owner instead of the asbestos abatement contractor.
- Define scope of abatement work before mobilization to eliminate erecting, cleaning and clearing multiple containments for the same work area.

As we understand, CDB has approved this protocol with the exception of the second bullet item, "Eliminate mini containments for glovebag removal when asbestos pipe insulation is in good condition." CDB will require mini containments for all glovebag removal and clearance sampling in all mini containments when removing pipe insulation.

This protocol addresses each of the five variance items requested by RES in their Request for Variance letter dated January 24, 2016; and it addresses the amendments made by Mr. David Ealey of CDB in the margins of RES's Request for Variance letter dated January 24, 2016. At the request of Mr. Ealey, RES will conduct a visual inspection prior to clearance where appropriate.

As of February 3, 2016, Mike Williams of RES informed Great Western Team Service of the new protocol. Today, February 8, 2016, I requested that Mr. Bill Williams notify Doyle Plumbing & Heating Company of the new protocol, with modification required by the CDB. The effective date for the new protocol is February 3, 2016. Today, I also requested that Mr. Bill Williams inform Great Western that they need to inform Reliable if there is a need for containment.

We understand that Glen Garner, or another representative from IDPH, will weekly monitor abatement activities at the Quincy Veterans' Home to ensure the new protocol is working appropriately and if further modifications are required.

Attached are two letters from Reliable requesting modification, the second, dated February 29, 2016 provides additional clarification for the design portion, as requested by Todd DeJaynes. Also attached, are pertinent Certifications and Disclosures forms.



B. Professional Services for Environmental Consulting

We encountered an underground fuel storage tank which required removal. The Using Agency directed a local firm to extract earth samples from the excavation and have the samples analyzed by a local laboratory. This work has been completed and is not part of this modification request. However, the local firm did not have the capacity to complete the process. Therefore, I contacted Perry Environmental and asked that they provide a proposal to complete the process; it is attached. We are requesting a modification to add their work to our contract. Refer to the attachment for the proposed scope of work.

C. Professional Services for PSBA

PSBA is requesting a modification to our agreement with them in the amount of \$12,842.10 for work related to site gas improvements to accommodate the new water heaters and for construction of the temporary chemical injection building, neither of which was in our original proposal (see attachment). This is work associated with the site gas distribution system related to installation of the new water heaters. At the time of our original proposal, we did not know the gas loads associated with the new water heaters nor did we know the extent and capacity of the existing site gas distribution system. Once we determined the extent and capacity of the existing site gas distribution system, we were in a position to evaluate changes needed to accommodate new water heaters, which in turn, necessitated changes in the existing site gas distribution system. Regarding the temporary injection building, its need resulted from repeated failures of the temporary injection station constructed along Locust Street as winter set in. This station was constructed sometime before our involvement in the project.

After our February invoice, for PSBA, we have a remaining balance of \$380.42 in Additional Services and \$9,478.34 in Construction Observation. I have asked PSBA to estimate the amount of time they believe they need to complete the project; they have stated time equivalent to \$38,000.00 in fee and that this time is in addition to the \$12,842.10 hereinbefore mentioned. Time associated with the additional \$38,000.00 request is related to more time than originally planned for construction of the permanent water treatment station in the 6-bay garage and elongation of the project schedule from its original conclusion of December 31, 2015 to June 2016 requiring additional participation in regularly scheduled project meetings (every Wednesday). Therefore, we are requesting a net increase in compensation for PSBA in the amount of \$40,061.68 rounded to \$41,000.00.

D. Professional Services for BRiC

Attached, please find our actual labor costs through March 18 and our projected labor costs from March 19 through June 30. These costs impel us to request a modification request in the amount of \$95,000.00. The causes contributing to this request follow:

 Our original proposal included time to evaluate the need for and the extent of new hot water recirculation piping to be installed via site investigation. Installing a working recirculation



system to provide 160 degrees F. hot water supply at each outlet and new flues for the water heaters turned out to be much more difficult than originally thought. The work was extensive, requiring design work in 29 buildings.

- More difficulty than expected determining site dead end pipes.
- More difficulty than expected assessing mixing valve locations, particularly with respect to showers and kitchens. An extensive effort was also conducted to eliminate as many fixtures as possible (those no longer working and/or deemed permissible for removal through coordination with IDPH and/or Long Term Care officials and the Using Agency).
- Installation of site automatic flush valves which was not in our original proposal.
- Pipe corrosion testing.
- Construction of the temporary injection building.
- More extensive coordination and checking required to validate contractor pay requests and recently approved change order.
- Developing flushing protocol.
- Assessing impact of work on the domestic water system on the campus fire protection system and coordinating impact with two previous designers of fire protection projects.
- Elongated project schedule shifting from final acceptance of December 31, 2015 to June 2016.
 Project management, on-site meeting time, coordination with the contractor; all contribute to extra costs. The project schedule was extended as a reflection of the amount of work to be completed.

E. Reimbursable Expenses

Printing

After our February invoice, we have a remaining balance of \$863.95 in this account. We are sitting on invoices which total \$3,282.63 (see attachment). We request an additional \$4,000.00 be added to our current contract amount of \$2,500.00.

Of the \$3,282.63 in invoices we have received, the bulk, \$2,400.00, is associated with scanning existing as-built drawings to a large scale such that we would not have to redraw the existing site utility plans (8 drawings at \$300 each). This is work associated with the site gas distribution system related to installation of the new water heaters. At the time of our original proposal, we did not know the gas loads associated with the new water heaters nor did we know the extent and capacity of the existing site gas distribution system. Once we determined the extent and capacity of the existing site gas distribution system, we were in a position to evaluate changes needed to accommodate new water heaters, which in turn, necessitated changes in the existing site gas distribution system. The addition of \$4,000.00 to our current contract will allow us some float should additional printing occur; at this stage of the project, we expect minimal expenditures.

Per Diem

As of submission of our January invoice, we have exceeded our per diem budget by \$416 - presently our budget for per diem expenses is \$3,000.00. We have projected time on site for Ken



Stark for Basic Service work and Construction Observation work between February 1 and the end of June, 2016 and possible supplemental technical assistance, the result of which is a total deficit of \$1,900.00, inclusive of the \$416 deficit.

Since Ken Stark has been able to move back into the Guest House on campus, we are avoiding the cost of lodging thus we project a surplus – presently, we have \$5,054.83 remaining in this reimbursable expense item. We expect that whenever Ken is on site, he will be able to stay at the Guest House therefore, we do not expect any future charges against our lodging account.

We request the remaining balance of \$5,054.83 be allocated to Per Diem.

Flow Test

We need to conduct a flow test on the domestic water system in order to validate that sufficient pressure and flow is available for fire protection services on campus after the water main changes are made. We estimate this test to cost around \$5,000.00. We do not have this in our current contract.

ADDITIONAL COMPENSATION REQUEST

- A. Professional Services for Asbestos Abatement
 - In our contract dated November 25, 2015, we had included the following:

Asbestos Abatement

1. APM/ASP: \$3,240.00

2. Bulk Sample Analysis: \$500.00

3. Air Samples: \$450.00

Refer to RES's February 5, 2016 proposal, attached totaling \$65,890.00. We are requesting a modification for the difference, or \$61,700.00. The RES proposal reflects the current protocol.

Attached, please find a copy of the employee pay stub for the individual performing APM/ASP services for RES, documenting DWE, and the accompanying notes from a conversation I had with Bill further documenting RES's use of the CDB allowable 2.6 multiplier.

- B. Professional Services for Environmental Consulting
 - Perry Environmental
 - 1. Labor: Hourly Not To Exceed Maximum of \$5,400.00
 - 2. Lab Samples: not to exceed amount of \$500.00



- C. Professional Services for PSBA
 - Labor: \$41,000.00
- D. Professional Services for BRiC Partnership, LLC
 - Labor: \$95,000.00
- E. Reimbursable Expenses

Printing Request: \$4,000.00Flow Test: \$5,000.00

Total Modification Request: \$212,600.00

Thank you for considering my request; if you have any questions or you are in need of additional information, please call me.

Sincerely,

BRiC Partnership, LLC

Thomas E. Buchheit, PE, CEM

cc: Mr. Rich Meyer, CDB Mr. Todd DeJaynes, CDB

Attachment: February 5, 2016 RES Revised Proposal

Michael J. Williams DWE Calculation

February 29, 2016 RES Letter Addressing Design

RES Forms B

Perry Environmental Proposal The Business Center Invoices (2)

VeraPlan Invoice

March 2, 2016 PSBA Request for Modification

BRiC Labor Projections

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
546-096-009	Replace Roof and Site Improvements Department of Military Affairs Decatur Army and Aviation Support Facility, Macon County	\$1,167,500
	FIRMS RECOMMENDED IN ALPHA ORDER:	
	Charles Joseph Pell Architects Inc. Prairie Engineers of Illinois, P.C. Steckel-Parker Architects, Inc.	
546-315-016	Demolish Armory Department of Military Affairs Salem Armory, Marion County	\$ 350,000
	FIRMS RECOMMENDED IN ALPHA ORDER:	
	Civil Design, Inc. Eggemeyer Associates Architects Inc. Hurst-Rosche. Inc.	

A/E SELECTION COMMITTEE RECOMMENDATIONS April 12, 2016

CDB PROJECT NO:

546-096-009

PROJECT DESCRIPTION:

Replace Roof and Site Improvements

PROJECT LOCATION:

Department of Military Affairs

Decatur Army and Aviation Support Facility, Macon County

APPROPRIATION AMOUNT:

\$ 126,000

ESTIMATED TOTAL PROJECT COST:

\$1,167,500

PROJECT SCOPE OF WORK:

The Decatur AASF #1 (H0701) is a 43,010 square foot, three-story building constructed in 1976.

The scope of work provides for replacing the roofing system, including insulation, substrate, flashing, drainage and other associated roofing accessories. The scope also provides for paint and exterior envelope repairs and sealing; repair and replacement of hangar insulation to maintain temperature in the work space; and, upgrading the parking lot, including installing an underground storm sewer system to accommodate surface drainage and replace fencing as required.

Expedited Services: The program analysis/schematic design must be completed and full design services negotiated and executed by September 30, 2016.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS April 12, 2016

CDB PROJECT NO:

546-315-016

PROJECT DESCRIPTION:

Demolish Armory

PROJECT LOCATION:

Department of Military Affairs Salem Armory, Marion County

APPROPRIATION AMOUNT:

\$ 350,000

ESTIMATED TOTAL PROJECT COST:

\$ 350,000

PROJECT SCOPE OF WORK:

The Salem Armory (H3300) is a 30,800 square foot, two-story building constructed in 1938.

The scope of work provides for demolishing and removing the Salem Armory Building. The building consists of concrete reinforced walls and supports for the office area, concrete reinforced beams that support the roof deck for the drill hall, a concrete roof and a concrete basement. The basement contains a shooting range and has multiple service tunnels for piping. The work will include the closure/capping of utilities serving the building and the site, including removal of the basement with minimal disruption to the surrounding community. Abatement of asbestos-containing materials and lead may be required.

In general, demolish the building and leave a graded site suitable for future occupant use. This would include the removal of all contaminated materials and debris from the site while leaving a graded, seeded lot where the building and parking area are now.

This project will have an accelerated design and construction schedule with the Notice of Award issued to contractors by September 30, 2016. The Orientation Meeting will be held within one week of Board approval.

There are no MBE/FBE/VBE goals applied to the A/E team but participation is encouraged.

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CAPITAL DEVELOPMENT BOARD

SUBJECT: Director's Selection / Information Items

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
250-025-029	Emergency Pump Repair and Replacement Department of Central Management Service James R. Thompson Center, Chicago, Cook County	\$ 450,000
	SELECTED FIRM:	
	Henneman Engineering Inc.	

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: April 12, 2016

CDB PROJECT NO: 250-025-029

PROJECT DESCRIPTION: Emergency Pump Repair and Replacement

PROJECT LOCATION: Department of Central Management Service

James R. Thompson Center, Chicago, Cook County

PROJECT AMOUNT: \$450,000

PROJECT SCOPE OF WORK:

The James R. Thompson Center (J0205) is a 1,200,000 square foot, 19-story building constructed in 1985.

The scope of work provides for the emergency repair and replacement of the refrigeration pumps to the HVAC system.

ARCHITECT/ENGINEER: Henneman Engineering, Inc. 29814

200 South Wacker Drive, #800

Chicago, IL 60606

APPROVED BY THE EXECUTIVE DIRECTOR: March 7, 2016

FY16 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION		
		Chicago, Springfield &		
July 14, 2015	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
August 11, 2015	11:00 a.m.	Collinsville video-conference		
CANCELED		Chicago, Springfield &		
September 8, 2015	11:00 a.m.	Collinsville video-conference		
RESCHEDULED		Chicago, Springfield &		
September 15, 2015	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
October 13, 2015	11:00 a.m.	Collinsville video-conference		
SPECIAL MEETING		Chicago, Springfield &		
October 30, 2015	10:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
November 10, 2015	11:00 a.m.	Collinsville video-conference		
CANCELED		Chicago, Springfield &		
December 8, 2015	11:00 a.m.	Collinsville video-conference		
RESCHEDULED		Chicago, Springfield &		
December 15, 2015	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
January 12, 2016	11:00 a.m.	Collinsville video-conference		
i		Chicago, Springfield &		
February 9, 2016	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
March 8, 2016	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
April 12, 2016	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
May 10, 2016	11:00 a.m.	Collinsville video-conference		
		Chicago, Springfield &		
June 14, 2016	11:00 a.m.	Collinsville video-conference		